

RECORDING REQUESTED BY:

City of Fremont

WHEN RECORDED MAIL TO:

**Buyer Name**

**Buyer Address**

**Buyer Zip and City**

**ONLY**

**THIS SPACE FOR RECORDER'S USE**

**GRANT DEED**

**CITY OF FREMONT**

**TO**

**BUYER NAME**

**APN 525-0195-084-00**

**3393 WASHINGTON BLVD., FREMONT, CA 94539**

**LOT 70, TRACT 4214**

**PWC 8520**

**SALE OF CITY OWNED VACANT SURPLUS PROPERTY**

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**TITLE OF DOCUMENT**

**THIS PAGE HERE TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION**

(Government Code 27361.6)

APN: 525-0195-084-00

## GRANT DEED

FOR A VALUE CONSIDERATION, receipt of which is hereby acknowledged,

**THE CITY OF FREMONT, A MUNICIPAL CORPORATION**

hereby GRANTS to

**BUYER VESTING TITLE**

the following described real property in the City of Fremont, County of Alameda, State of California:

FOR LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO  
AND MADE A PART HEREOF

**GRANTOR:**

The City of Fremont, a Municipal Corporation

\_\_\_\_\_  
Jessica v Borck, Assistant City Manager

Date \_\_\_\_\_

APPROVED AS TO FORM:

\_\_\_\_\_  
Nellie Ancel, Sr. Deputy City Attorney II

*"A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document."*

State of California  
County of Alameda

On \_\_\_\_\_ before me, \_\_\_\_\_, Notary Public, personally appeared Jessica v Borck, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

\_\_\_\_\_  
Signature of Notary

**Exhibit "A"**  
**LEGAL DESCRIPTION**

**REAL PROPERTY situated in the City of Fremont, County of Alameda, State of California described as follows:**

**Lot 70, Tract 4214, filed June 19, 1980, in Book 118 of Maps, at pages 70, 71, 72, 73 and 74, Alameda County Records.**

Reserving therefrom to City of Fremont and its successors and assigns (collectively, "GRANTOR") a perpetual **Signage and Landscape Easement** for signage, landscaping, irrigation, embankments, and slopes purposes, over, under, upon, across and through that portion lying within the lines of the following described parcel of land for signage and landscape purposes:

BEGINNING at the western corner of said Lot 70; thence along the northern line of Lot 70 North 44° 37' 56" East 56.04 feet to a curve to the right, having a radius of 33.00 feet, a radial line of said curve bears South 26° 58' 37" West, thence westerly along said curve, through a central angle of 53° 39' 05" a distance of 30.90 feet; thence tangent from the last curve South 09° 22' 20" East 6.36 feet to the northern line of Washington Boulevard; thence along said northern line, South 80° 37' 40" West 58.78 feet to the POINT OF BEGINNING.

The above described parcel of land contains 1,082 square feet more or less.

Also, reserving therefrom to GRANTOR a perpetual **Pedestrian Easement** for public sidewalk and pedestrian access purposes, over, under, upon, across and through that portion lying within the lines of the following described parcel of land for public sidewalk purposes:

BEGINNING at the western corner of said Lot 70; thence along the northern line of Lot 70 North 44° 37' 56" East 3.40 feet to a line drawn parallel with and 2.00 feet northerly, measured at right angles, from the northern line of Washington Boulevard; thence along said parallel line North 80° 37' 40" East 148.66 feet; thence North 88° 42' 55" East 14.22 feet to the northern line of Washington Boulevard; thence along said northern line, South 80° 37' 40" West 165.49 feet to the POINT OF BEGINNING.

The above described parcel of land contains 314 square feet more or less.

GRANTEE agrees not to further encumber or install, place or construct or cause to be installed, placed or constructed, any structures, facilities, trees, growth or vegetation of any nature within, under or over the herein described easement areas without GRANTOR's prior written approval.

Both easements stated herein shall include the right for GRANTOR, its officers, agents and employees, and persons under contract with it and their employees to (i) enter upon the described properties whenever and wherever necessary with personnel and equipment to construct, reconstruct, inspect, maintain, replace, repair, restore, and use any and all facilities, including but not limited to

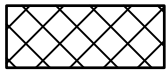
underground electrical and irrigation lines, and all other related improvements, fixtures and appurtenant amenities related thereto as the GRANTOR may deem useful or necessary in connection therewith, (ii) to remove any structure, facility, tree, growth or vegetation thereon that interfere with the purposes for which the easements are granted, (iii) to replace and restore any and all improvements of GRANTEE's adjoining land which are disturbed by GRANTOR's activities, including, but not limited to, curbing, landscaping, paving, and/or irrigation systems. GRANTOR agrees to maintain, repair and replace the sign and landscape area in good order, condition and state of repair.

This indenture and all the covenants herein contained shall inure to the benefit of and be binding upon the heirs, successors and assigns of the respective parties hereto.

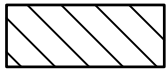
Prepared by: \_\_\_\_\_  
Norman L. Hughes  
R.C.E. 27959  
  
\_\_\_\_\_  
Date

TOTAL GROSS LOT AREA: 11393 S.F.

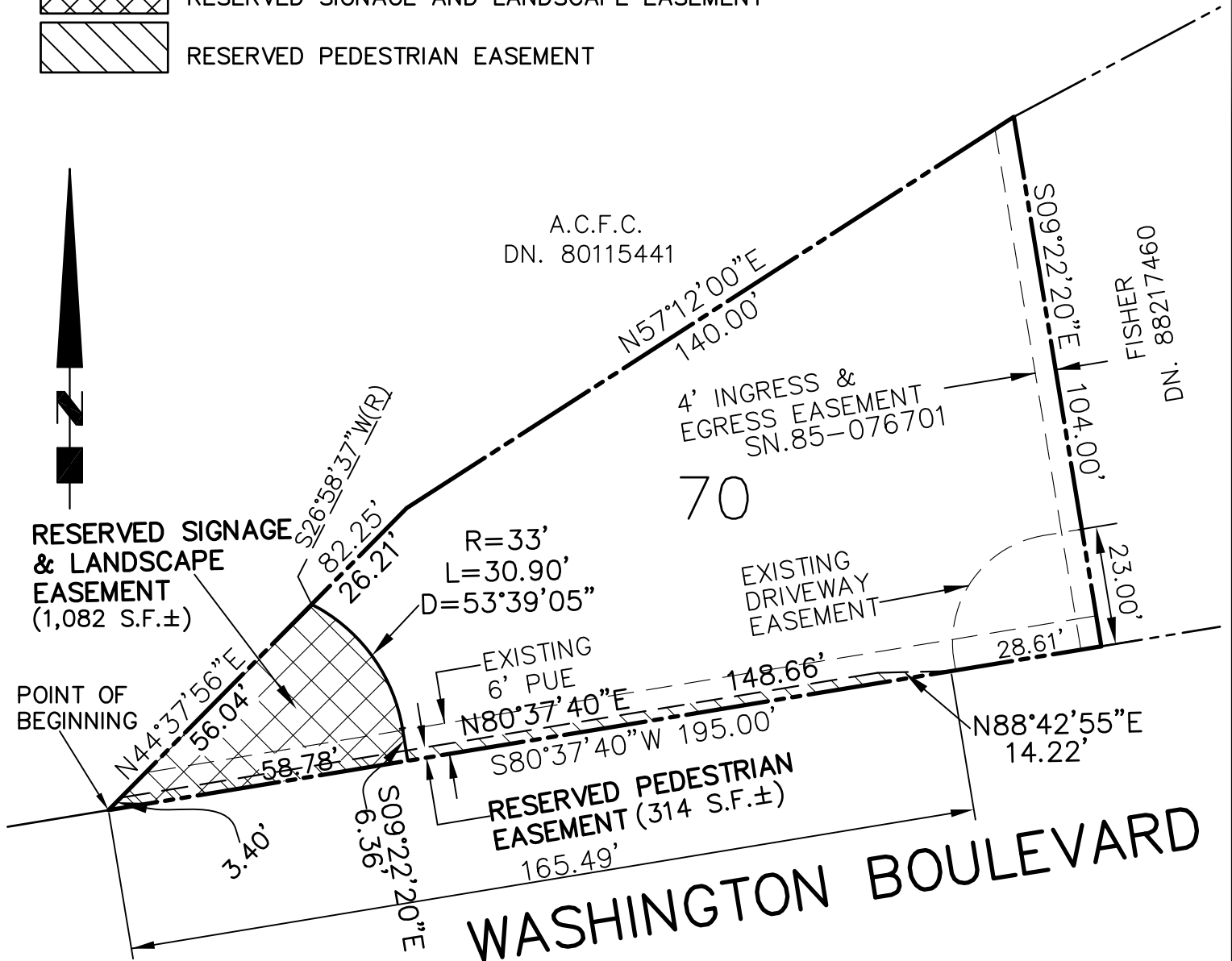
THE INFORMATION HEREON IS TAKEN  
FROM RECORDS AND DOES NOT  
REPRESENT A SURVEY.



RESERVED SIGNAGE AND LANDSCAPE EASEMENT



RESERVED PEDESTRIAN EASEMENT



SCALE IN FEET

1" = 30 Ft.

OWNER: CITY OF FREMONT  
SITE ADDRESS: 3393 WASHINGTON  
BLVD., FREMONT, CA 94539

PROPERTY DESCRIPTION:  
LOT 70 OF TRACT 4214 RECORDED IN  
BOOK 118 OF MAPS, PAGES 70-74,  
ALAMEDA COUNTY RECORDS.



**3393 WASHINGTON BOULEVARD**

CITY PROJECT NO. 8156 (PWC)

DRAWN: PL

CHECKED: JS

A.P. No. 525-0195-084

SERIES NO.. 99-348377

**EXHIBIT A**

SCALE: 1"=30'

DATE: SEPT 2015